

**NO TRANSFER  
TAX PAID**

38-128

**SHORT FORM TRUSTEE'S DEED**

Gary C. Ferguson, of Waterville, Maine, as Trustee of K-L-V Trust, under Declaration and Agreement of Trust dated August 1, 1978, as amended by First Amendment dated August 29, 1978 and Second Amendment dated July 1, 1999 (the "Trust") by the power conferred by law, and every other power, in distribution of said Trust, grants to Gary C. Ferguson whose mailing address is 151 Silver Street, Waterville, Maine 04901, as sole beneficiary of the Trust, certain real property, together with any improvements thereon, located in the City of Waterville, Kennebec County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

The premises herein conveyed is subject to a Commercial Mortgage Deed from Gary C. Ferguson, Trustee of the K-L-V Trust u/d dated August 1, 1978, as amended, to Kennebec Savings Bank dated March 28, 2003 and recorded in said Registry of Deeds in Book 7329, Page 301.

Being the same premises conveyed to Ronald S. Lewis, Trustee of the K-L-V Trust by deed from Robert L. Adam dated August 29, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2141, Page 152; further reference is made to quitclaim deed from Ronald S. Lewis dated March 26, 2003 and recorded in said Registry of Deeds in Book 7329, Page 297; and K-L-V Trust Resignation and Appointment of Trustees recorded March 31, 2003 in said Registry of Deeds in Book 7329, Page 299.

WITNESS my hand and seal this 31<sup>st</sup> day of March, 2004.

WITNESS:

Carol A. Thompson  
Name:

Gary C. Ferguson  
Gary C. Ferguson  
Trustee of K-L-V Trust  
u/d dated August 1, 1978, as amended

State of Maine  
County of Kennebec, ss.

March 31, 2004



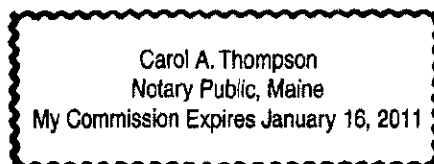
PERSONALLY APPEARED the above-named Gary C. Ferguson, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Carol A. Thompson  
Name:

Notary Public / ~~Attorney at Law~~

Notary Commission Expires:



NSBN  
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38-128

**EXHIBIT A**

A certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine, along with all the improvements thereon, bounded and described as follows:

Situated on the northerly side of Silver Street in the City of Waterville, beginning at the southeasterly corner of the premises herein described at a point, now or formerly marked by a pin at the intersection of said northerly side of Silver Street with the westerly line of land, now or formerly of Peter Perikles; thence the southerly line of the property conveyed hereby runs S 73° 37' W by said Silver Street, one hundred forty-two (142) feet to a point, now or formerly marked by a pin at land, now or formerly of Conrad Halle; thence N 16° 10' W, forming an interior angle of 89° 47' with the line last mentioned, by said land, now or formerly of Conrad Halle and by land, now or formerly of Clarence Brewer, four hundred thirty (430) feet, more or less, to Messalonskee Stream; thence easterly by said Messalonskee Stream to said land, now or formerly of Peter Perikles; thence S 16° 10' E by said land, now or formerly of Peter Perikles, four hundred twenty-five (425) feet, more or less, to said Silver Street at the point of beginning and forming an interior angle of 90° 13' with the line first above mentioned.

In addition, the premises hereby conveyed includes all the right, title and interest of the grantor in and to any island in Messalonskee Stream lying west or north of the premises and any rights to the stream itself not reserved by law to the public. In addition, the premises shall include such rights in and to all land lying in all streets, highways, rights-of-way, and gores abutting on or appurtenant to the above-described premises which may have been conveyed to Robert L. Adam by Robert J. Carey by deed recorded at Book 1978, Page 230, in the Kennebec County Registry of Deeds or by any subsequent quitclaim deed to Robert L. Adam from any party.

Rights of way granted to or in use by any public utility company, district or other provider of public services.

Subject to the rights, if any, of Socony Mobile Oil Company, Inc., its successors and assigns, in underground gas tanks on the premises, if any.

Received Kennebec SS.  
05/05/2004 9:43AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS